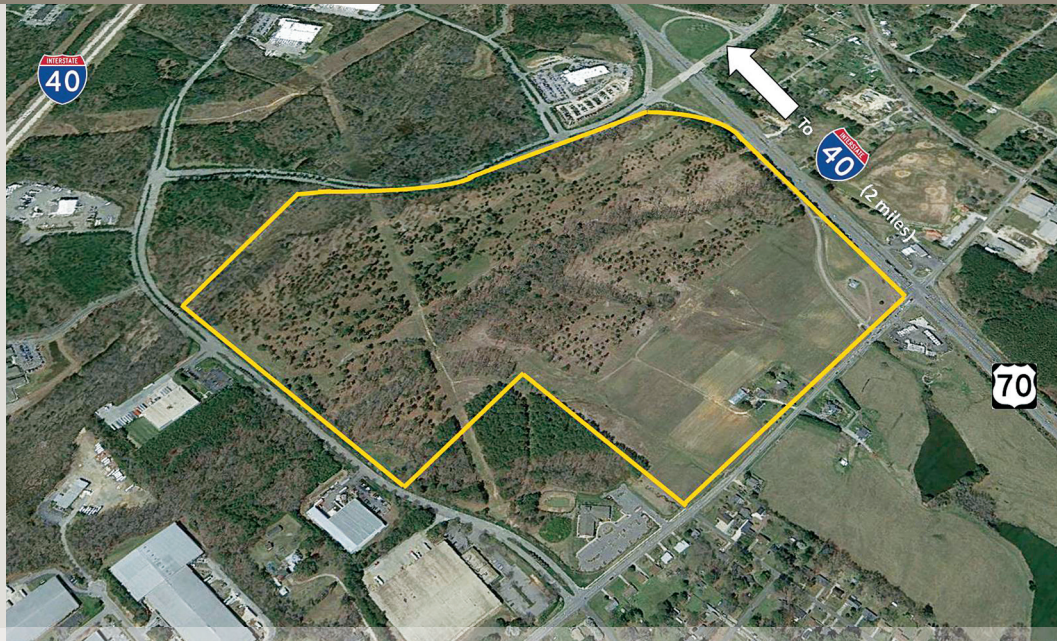


# Garner Industrial Site at Greenfield Park South

Located just two miles from the intersection of Interstate 40 and U.S. Highway 70, the Garner Industrial Site at Greenfield South offers unsurpassed access to the fast-growing Research Triangle Region. It's location also means it's incredibly easy for employees to get to work.



## Key Features

151.2 acres (111 buildable) with great visibility from US HWY 70

An existing industrial park with covenants in place

Part of the Duke Energy Site Readiness Program

Convenient location to major regional assets:

- Downtown Raleigh: 10 minutes
- Raleigh-Durham International Airport: 20 minutes
- Research Triangle Park: 25 minutes

## Utilities

All utilities are available onsite

Dual electric service available

Multiple access points to the site

## Workforce Statistics

Almost 1.1 million residents live within 20 miles of the property.

12 area colleges and universities with a combined enrollment of more than 170,000 students provide a constant flow of well-educated workers.

47.5% of Wake County residents (25 years or older) have a bachelor's degree or higher.

Raleigh-Durham is one of the fastest-growing metro areas in the nation, with career opportunities being a leading reason for in-migration.

## Incentives

Town of Garner Economic Development incentive policy

Possible OneNC and JDIG incentives from the State of North Carolina

## Quality of Life

Raleigh-Durham is recognized as a global leader in higher education and healthcare.

Dozens of area performing arts venues and museums offer an impressive array of cultural opportunities.

Nearby White Oak development provides easy access to national retailers, local boutiques and a variety of restaurants.

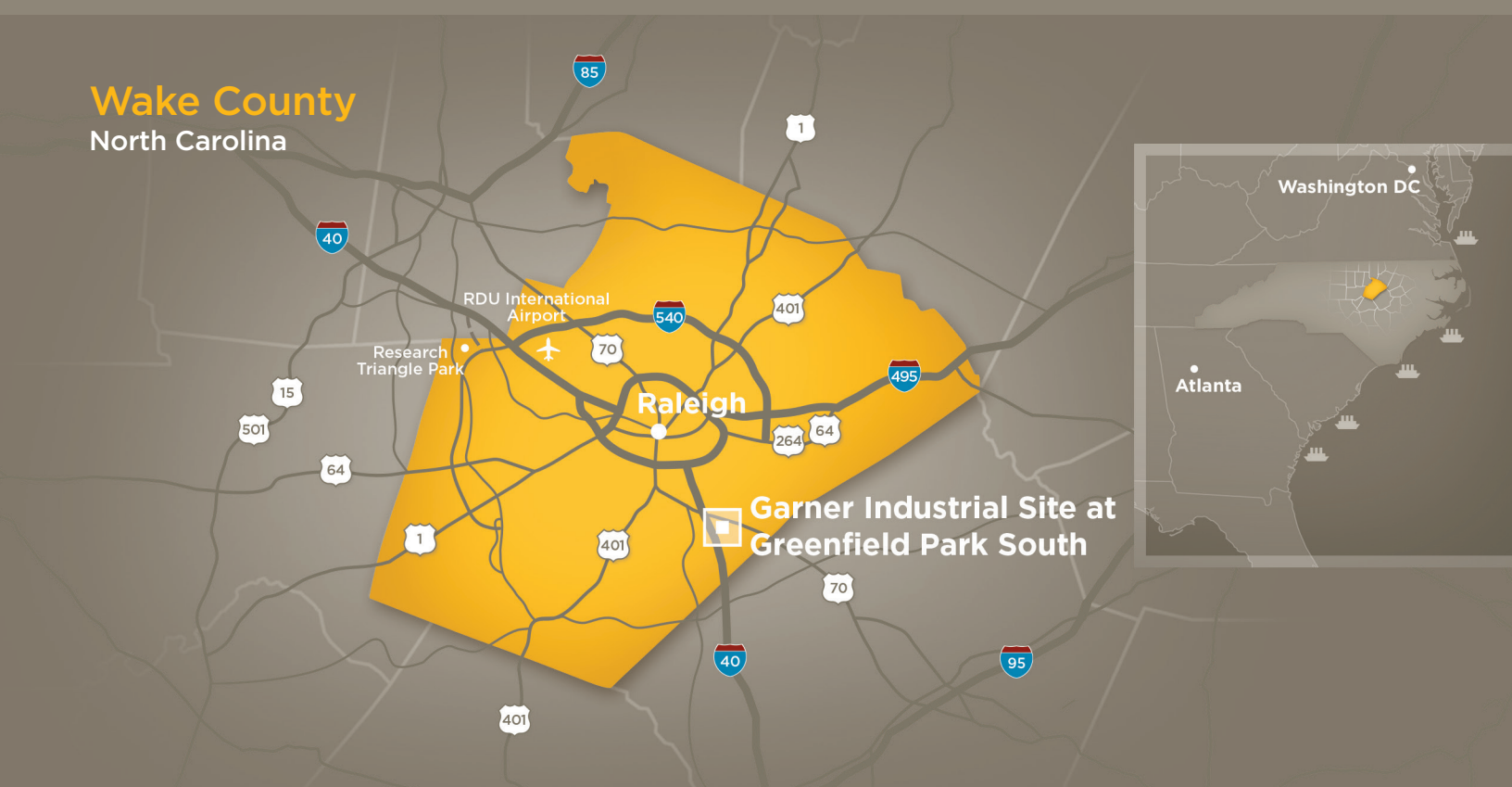
# The Garner Industrial Site at Greenfield Park South is undergoing rigorous study to ensure it's ready for your development

## Site Due Diligence

- Phase I environmental studies
- Wetland delineation
- Geotechnical study and soil analysis
- Threatened & endangered species survey
- Cultural resources review



## Wake County North Carolina



**Businesses that want to  
learn more should contact:**

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Garner Economic Development  
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